

**SANTA MONICA MOUNTAINS CONSERVANCY  
GRANT APPLICATION**

|   |   |                          |                        |                          |         |        |        |
|---|---|--------------------------|------------------------|--------------------------|---------|--------|--------|
| <b>Project Name:</b><br>Tapo Canyon Property                              | <b>Amount of Request:</b> \$ 975,000<br><b>Total Project Cost:</b> \$ 1,275,000   |                          |                        |                          |         |        |        |
| <b>Applicant Name:</b><br>Rancho Simi Recreation and Park District        | <b>Amount of Match:</b> \$ 300,000<br><b>Source of Match:</b> RSRPD General Funds   |                          |                        |                          |         |        |        |
| <b>Applicant Address:</b><br>1692 Sycamore Drive<br>Simi Valley, CA 93065 | <b>Project Address:</b> Simi Valley, California   |                          |                        |                          |         |        |        |
|   | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"><b>County</b></td> <td style="text-align: center;"><b>Senate District</b></td> <td style="text-align: center;"><b>Assembly District</b></td> </tr> <tr> <td style="text-align: center;">Ventura</td> <td style="text-align: center;">17, 19</td> <td style="text-align: center;">37, 38</td> </tr> </table> | <b>County</b>            | <b>Senate District</b> | <b>Assembly District</b> | Ventura | 17, 19 | 37, 38 |
| <b>County</b>   | <b>Senate District</b>  | <b>Assembly District</b> |                        |                          |         |        |        |
| Ventura   | 17, 19  | 37, 38                   |                        |                          |         |        |        |
| <b>Phone:</b> (805) 584-4418<br><b>Fax:</b> (805) 526-7648                | <b>Email:</b> ed@rsrpd.us   |                          |                        |                          |         |        |        |

**Grantee's Authorized Representative:**

Larry Peterson, General Manager (805) 584-4400

*Name and Title*

*Phone*

**Person with day-to-day responsibility for project:**

Ed Hayduk, Assistant General Manager (805) 584-4418

*Name and Title*

*Phone*

**Brief Scope of Work (60 words maximum):**

Fee acquisition of 152.79 acres of unimproved, vacant land, and related closing costs and project transaction costs. The property is located east of Tapo Canyon Road approximately 200 feet south of Lost Canyons Road in an unincorporated area north of Simi Valley in Ventura County. APN 620-0-320-075 (portion of)

**Funding Source Applied for:**

**Narrative/Project Description:**

The subject 152.79-acre property, located east of Tapo Canyon Road approximately 200 feet south of Lost Canyons Road, is a portion of a larger 386-acre parcel of unimproved, vacant land in an unincorporated area north of Simi Valley in Ventura County. The subject property is near where Tapo Canyon joins the Oak Ridge mountain range. The property is currently zoned "AE-40, agricultural exclusive, 40-acre minimum parcel size" by the County of Ventura. It is within the sphere of influence of Simi Valley. The original Development Agreement between the property owner and the City of Simi Valley earmarks the property for up to 50 individual home sites.

To the south of the 386-acre parcel is a residential subdivision. To the north are open, unincorporated areas of primarily range and ranch land. To the west across Tapo Canyon Road are the Lost Canyon Golf Course properties and beyond that the residential subdivision known as Big Sky. To the east, abutting the subject parcel, is that area known as Chivos and Las Lajas Canyons which contain 1,740 acres of undeveloped property owned and managed by the RSRPD as public open space. Beyond that is Rocky Peak Park, the 4,500-acre nature reserve owned by the Mountains Recreation and Conservation Authority.

The property contains woodland communities of coast live oak with a dense understory of chaparral woody shrubs, savannah-like communities of valley oaks with a grassy understory, and stands of California walnuts. Coastal sage scrub is seen on upper slopes, and riparian scrub is found throughout the canyon.

According to A Consideration of Wildlife Movement in the Santa Susana Mountains (Envicom Corporation, 1993), the subject property is one of three very critical wildlife corridors that facilitates the wildlife movement between adjacent areas and the core habitat in the Santa Susana Mountains, and assists in maintaining the diversity of wildlife species within the adjacent areas by allowing for inflow and outflow of target species. Acquisition of this property by the RSRPD will assure the preservation of this significant corridor and its east-west link between Chivos Canyon/Las Lajas Canyon and Tapo Canyon.

The subject property also contains an existing critical trail segment, an old ranch road, which will connect the existing multi-purpose recreation trails in Chivos Canyon (owned by RSRPD) to Tapo Canyon Road. This trail is easily accessed on Tapo Canyon Road and offers a very gradual hike through the canyon into adjacent Chivos Canyon.

The owner of the property, Marr Ranch I, LLC, represented by Jon Friedman, is currently assessing options for development of its 386-acre parcel. One option is applying for annexation into the City of Simi Valley and proceeding with a Planned Unit Development Permit to develop up to the 50 designated home sites. It can be assumed that a large number of the 50 homes would be built within the subject 152.79-acre parcel.

The second option would be to sell the subject 152.79 acres to RSRPD and through the County of Ventura subdivide the remaining parcel into approximately six large lots for sale as estate homes. The owner has indicated that this might be the easier alternative.

RSRPD staff has had numerous discussions with the Applicant with regard to the sale of the subject property. The subject property is by far the most valuable portion of the total 386-acre property for the reasons discussed above. The RSRPD and the Applicant have agreed at a price of \$1,275,000 (\$8345 per acre), which is consistent with the original appraised price of \$8,500 per acre (see Kioren Moss appraisal of September 1, 2003).

RSRPD staff believes that sale of the property can be completed in a very short time frame. Accordingly, on December 15, 2005, the RSRPD Board of Directors approved an allocation of \$300,000 toward the purchase of the subject property, and authorized an application to the SMMC for the remaining \$975,000 needed to complete the purchase.

| Tasks / Milestones:           | Budget:      | Completion Date |
|-------------------------------|--------------|-----------------|
| 1 Complete Final Negotiations | \$ 0         | May 2006        |
| 2 Acquire Property            | \$ 1,275,000 | June 2006       |
| 3                             |              |                 |
| 4                             |              |                 |
| 5                             |              |                 |
| 6                             |              |                 |

**Acquisition Projects:**      **APN(s):** 620-0-320-075 (portion of)  
**Acreage:** 152.79 acres

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

  
\_\_\_\_\_  
Signature of Authorized Representative

11/26/06  
\_\_\_\_\_  
Date

Form SMM-001